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LITTLE BOAR'S HEAD DISTRICT

ANNUAL REPORT

1981 - 1982

August 26, 1982



Officers of the Village District of Little Boar's Head

Moderator: Henry F. Bedford (Resigned in July, 1982)
Carl A. Keyser (Appointed Aug. 1, 1982)

Clerk: Mildred H. Durham (1979)

Commissioners:

William P. Fowler	(1923)
Robert A. Southworth	(1946)
James M.E. Mixter	(1980) Chairman

Treasurer: Eleanor W. Woodman (1974)

Auditor: Carl A. Keyser (1979)

Board of Zoning Inspectors:

William P. Fowler	(To 9-15-84)
Phillip T. Spinney	(To 9-15-82)
Grace B. McCabe	(To 9-15-83)

Zoning Board of Adjustment:

Donald G. O'Brien	(To 9-15-84) Chairman
A. Michael Burnell	(To 9-15-82)
Henry Z. Russell	(To 9-15-83)
James M.E. Mixter	(To 9-15-85)
Glen Langley	(To 9-15-86)

Alternates:

R.A. Southworth	(To 9-15-83)
Anne C. O'Brien	(To 9-15-84)
Alfred B. Woodman	(To 9-15-85)
Steven Shulman	(To 9-15-86)

N. H. STATE LIBRARY

SEP 27 1982

CONCORD, N. H.

Zoning Commission:

William P. Fowler	(From 3-13-37)
Grace B. McCabe	(From 9-15-80)
A. Michael Burnell	(From 7-15-81)

The Village District of Little Boar's Head was formed by Act of the New Hampshire Legislature, Chapter 196, Session Laws of 1905, approved March 1, 1905.

DISTRICT WARRANT

THE STATE OF NEW HAMPSHIRE - ROCKINGHAM, SS

To the Inhabitants of Little Boar's Head District (a village district in the Town of North Hampton, organized under provisions of Chapter 196, Session Laws of 1905) qualified to vote in District affairs:

You are hereby notified to meet at Union Chapel, 7 Willow Avenue, in said District, on the first Tuesday of September next, September 7, 1982, at eight o'clock in the evening, for the following purposes:

Article 1. To elect a Moderator, a Clerk, a Treasurer, and an Auditor for the ensuing year.

Article 2. To elect one Commissioner to serve for three years (following the expiration at this meeting of the term of the present Commissioner Robert A. Southworth).

Article 3. To hear the reports of the Clerk, Treasurer, Commissioners, Zoning Inspectors, and other officers of said District, and to take such action as may be desired with regard to them.

Article 4. To take such action as you may desire in regard to allowing the same discount on District taxes as may be allowed by the Town of North Hampton on town taxes.

Article 5. To take such action as you may desire in regard to giving the Treasurer of the District authority to borrow money in anticipation of taxes.

Article 6. To vote by special ballot whether or not to adopt either or both of the following two amendments to the District's Zoning Ordinance, as proposed by the Zoning Commission, *viz.*:

Proposed Amendment No. 1: To amend SECTION V, RESIDENTIAL ZONING DISTRICT USES, by adding to the permitted uses listed under sub-section C thereof the following:

10. **Home Occupation:** An occupation of a one-person nature may be permitted in an existing dwelling or accessory structure on the part of a resident or occupant of the dwelling, as a special exception by the Zoning Board of Adjustment after a public hearing, PROVIDED: (a) that the home occupation will involve no exterior signs or displays, no employees other than a secretary within the premises, no customers, products or sales on the premises, no increase in automobile traffic or parking, and no noise, vibration, smoke, dust, odors, heat, glare, or electrical or other disturbance; AND PROVIDED: (b) that the Zoning Board of Adjustment shall find that the home occupation in question, under conditions specified in the permit therefor, will not be injurious, offensive or detrimental to the neighborhood or its residential character, and will be in accordance with the spirit of this ordinance.

Proposed Amendment No. 2: To amend SECTION VII, AREA REGULATIONS, by adding at the end thereof a tenth sub-section as follows:

J. DOGS AND HOUSEHOLD PETS: Dogs and other household pets are permitted within the District so long as their actions and activities conform with the requirements of this section.

1. Dogs shall be confined within the owner's premises except when on leash.

2. Owners shall not permit protracted or offensive barking by their dogs. Abutters must be protected from such injurious action.

3. Owners whose animals violate these requirements will be subject to fine for each day of violation in accordance with Section XIII, G, hereof.

Article 7. To see if the District will vote to accept in whole or in part the budget as submitted by the Municipal Budget Committee.

Article 8. To raise and appropriate such sums of money as may be needed for the purposes included in the Budget, including the extinguishment of fires, the lighting or sprinkling of streets, the planting and care for shade and ornamental trees, the supply of water for domestic and fire purposes, the construction and maintenance of sidewalks and main drains or common sewers, the construction and maintenance and care of parks or commons, the maintenance of activities for recreational promotion, the control of pollen, insects and pests, the impoundment of water, the maintenance of roads, the appointing and employment of watchmen and police officers, the enacting and enforcing of zoning regulations, and all other miscellaneous District expenses for the ensuing year.

Article 9. To transact such other business as may legally come before said meeting.

Given under our hands and said District's seal this 20th day of August, A.D., 1982.

WILLIAM P. FOWLER, JAMES M.E. MIXTER, R.A. SOUTHWORTH
Commissioners of Little Boar's Head District

A true copy. Attest:

WILLIAM P. FOWLER, JAMES M.E. MIXTER, R.A. SOUTHWORTH
Commissioners of Little Boar's Head District

We hereby certify that on the 17th day of August, 1982, we posted a true and attested copy of the above warrant on the bulletin board at the entrance to said Union Chapel, the place of said meeting, and a like copy on the door of the District's Fire House on Sea Road, public places in said District.

WILLIAM P. FOWLER, JAMES M.E. MIXTER, R.A. SOUTHWORTH
Commissioners of Little Boar's Head District

(Seal)

Report of the Commissioners of the Village District of Little Boar's Head

1. REVALUATION - It should be apparent to everyone that the Town of North Hampton is in the process of revaluation. Funds for this purpose have been voted at the last three Town Meetings, and a team from the State Property Appraisal Division is doing the work. The reason for this is that by law (RSA 75:1) "the Selectmen shall appraise all taxable property at its full and true value." The State Department of Revenue Administration had informed the Selectmen that their review of property sales over a two year period indicated that property in our Town, in general, was being assessed at 28% of market value. This will result in new property evaluations for everyone. Property owners should be prepared for very substantially increased valuations. When the new rates are established, the new tax bills will be mailed together with a booklet listing the property appraisals for all the pieces of property in Town, and a statement as to where and when the State tax appraisers will be available for consultation.

2. SIDEWALKS AND BOARDWALKS - The attention of your Commissioners and the expenditure of your tax dollars are increasingly going to the maintenance and cleaning up of our sidewalks and boardwalk. Increased visitors raise out of proportion the need for picking up increasing amounts of trash thrown out upon our roadways. Not having a bottle law in New Hampshire may contribute to this problem. Nevertheless, we do the best we can to maintain the character of the area. We are continuing our policy of replacing damaged sections of our boardwalk, and new sections are being treated against the weather. We have considered alternate walks, but we feel this is the best system and the least costly.

3. BASS BEACH MARSH - The condition of this marsh came to our attention this summer and your Commissioners decided it would be advisable to hold an informal meeting of those whose properties bordered the marsh and proceed from there. If there was a common desire to reopen the subject which had been looked into thoroughly some years ago, we were ready to bring it to the attention of our residents. Accordingly such a meeting was held August 17th after notices were sent to all marsh abutters.

The consensus of opinion was:

- a) That a salt marsh with free ebb and flow of the tidal waters and the resulting adequate flushing is desirable.
- b) That the probable cause of the present poor drainage is due to either a partial blockage of the old railroad trestle culvert, or clogged drainage ditches in the marsh, or both.
- c) That the installation of a so-called "flapper valve" on the out-board end of the pipe leading out to sea would not solve the problem.

The group asked the Commissioners to further investigate the problem and, if possible, take steps to solve it.

4. LITIGATION - As reported last year, the Zoning Board of Adjustment's decision with regard to property then owned by Mr. Panori (formerly known as "Bunny's") was in litigation. Our attorneys have reported to us that with regard to this action, filed Feb. 2, 1981, "the action has remained open, but was not actively pursued until August 12, 1982. At that time the Plaintiffs moved to substitute Beach Head Realty Trust as a Defendant. It appears that Mr. Panori sold the property on August 14th, 1981, and that the new owners have operated the property in accordance with the special exception now under appeal. It is expected that it will be some time before the case comes up for review in Superior Court."

5. ZONING AMENDMENTS - On this year's Warrant, you will see two zoning amendments which will be voted upon by ballot. As required by law, two public hearings were held after due notice. Both proposed amendments received general approval at the first hearing. At the second hearing, there was considerable comment with regard to Proposal Number 1 (the one having to do with "Home Occupations.") This has accordingly been modified and the revised amendment is the one on which you will be asked to vote. Your Commissioners obviously wish to retain the residential nature of our Little Boar's Head community. However, times do change, and with today's longer life expectancy and the tendency for many people to retire earlier, some may wish to continue an active life and keep their minds and talents occupied. A form of activity which in no way would change the character, spirit, or residential nature of our Precinct does not seem unreasonable. We trust you will give these proposals your thoughtful consideration.

6. MULTIPLE LAND USE - Most of the Village District of Little Boar's Head (with the exception of small areas zoned for Bath Houses and for Business) lies within an area zoned for single family use (Section 11-C and Section V). The same type of zoning applies within the Town of North Hampton (Article IV, Sections 403 and 405). However, we are of the opinion that there may be several

residences within our District where so-called multiple use may be in effect—that is, an unrelated family or other person unrelated to the residence owner also living on a regular basis in a residence zoned for single family use. We suggest District residents consider this problem and be prepared to guide the Commissioners or the Board of Zoning Inspectors as to the appropriate action.

7. NEW PRECINCT MAP - Your Commissioners have spent some time revising and reproducing a new map of the Village District. This delineates each property owner, the acreage, and the lot number. The latter is important since the new North Hampton maps will only identify land by lot numbers. These will be available at our Annual Meeting, one copy at no charge to each resident, with extra copies available at \$1.00 each. A large version of the same map (5' long) will be for sale at \$5.00.

8. HISTORIC DISTRICT - At the 1980 North Hampton Town Meeting the Planning Board was made responsible for the establishment, after public hearing, for the designation of, and the registration of, "Historical Sites." The Board is now considering such possible sites and the citizenry is urged to submit any recommendations to them. The net effect of such historic site designation would be to limit the modification to, the destruction of, or the alteration of, any such designated historic sites without prior written approval of the Town Planning Board. Among the possible sites in our area are the Fish Houses (there are but 17 on the entire coast of New Hampshire and 12 lie within our District). Your Commissioners feel you would be reluctant to see them changed drastically.

9. HOUSE NUMBERS - Once again we remind you, please make sure that your resident street numbers are clearly visible from the roadway. If you ever have to call an ambulance or a fire engine, the reason will become self evident.

WILLIAM P. FOWLER

JAMES M.E. MIXTER (Chairman)

R.A. SOUTHWORTH

August 26, 1982.

Commissioners of Little Boar's Head

Zoning Inspectors' Report Little Boar's Head District 1981 - 1982

During the past fiscal year, beginning September 1, 1981, the following Zoning Permits have been issued up to the date of this report going to press, *viz.*:

1. HENRY F. & KENNETHA M. BEDFORD, 8/21/81, 9 Atlantic Avenue - Reconstruction E. screened porch & enclosure of S.W. porch.
- 2, 3 & 4. JOHN W. & HELEN L. SAVAGE, 9/9/81, Appledore Avenue - Septic tanks & leaching fields: Lots #2, 4 & 6, Fifield Island.
5. CHARLES & MAUREEN MAHONEY, 9/16/81, at 5 Boulter's Cove Ave., Fifield Island - Contemporary, 7-room, 2½-story house.
6. GARDNER S. & NANCY N. LAMSON, 9/28/81, at 14 Chapel Road - Single family, 2-story dwelling & attached 2-car garage.
7. MURRAY & DOROTHY PEARLSTEIN, 10/5/81, 78 Ocean Boulevard - Open deck over existing front porch.
8. KATHERINE H. SOUTHWORTH, 10/19/81, 19 Atlantic Avenue - Enclosing W. front porch with glass windows.
9. KATHERINE H. SOUTHWORTH, 11/30/81, 19 Atlantic Avenue - Lean-to woodshed in rear of house.
10. STEVEN & PAMELA SHULMAN, 12/28/81, 29 Old Locke Road - Conversion of woodshed into 2-car garage; & new woodshed.
11. DENNIS B. MIRES, ARCHITECT, 3/5/82, at cor. Appledore & Boulter's Cove Avenues - Completion of solar house, under Mahoney permit (#5 *supra*) for Solar Techniques, Inc. reducing height to 30 feet above original lot grade, except for two chimneys & railing.
12. ELEANOR M. & EUGENE F. BERGSON, 4/14/82, 28 Ocean Boulevard - Replacing front picture window; new shutters; new door in rear; & 4-foot-high side wall, at pre-existing restaurant (formerly "Bunny's").
13. WILLIAM C. BRADLEY, 4/20/81, Old Locke Road - Remodelling old Percy Lock or Currier house. (House later burned down instead, under Fire Department permit.)
14. MARY ABBOTT, 7/6/82, 16 Atlantic Avenue - New picture window; shower for bedroom.
15. FRED H. BARCOMB, 7/13/82, 6 Appledore Avenue - Sloping gambrel roof above present flat roof.
16. BARBARA JEAN SOUCIE or KATHERINE H. SOUTHWORTH, 7/20/82, Ocean Boulevard - Modified 4-bathhouse restoration of Bachelder's Hotel bathhouse destroyed by '78 storm.

August 6, 1982

Respectfully submitted,
WILLIAM P. FOWLER
GRACE B. McCABE
PHILIP T. SPINNEY

Board of Zoning Inspectors for Little Boar's Head District.

Zoning Commission's Report Little Boar's Head District

To the Voters of Little Boar's Head District:

The Zoning Commission for said District respectfully submits for the District's consideration at its annual meeting on September 7, 1982, the following two proposed amendments to said District's Zoning Ordinance (two public hearings thereon having been duly held on June 28, and July 26, 1982):

Proposed Amendment No. 1

To amend SECTION V, RESIDENTIAL ZONING USES, by adding to the permitted used listed under sub-section C thereof the following:

10. Home Occupation: An occupation of a one-person nature may be permitted in an existing dwelling or accessory structure on the part of a resident or occupant of the dwelling, as a special exception by the Zoning Board of Adjustment after a public hearing, PROVIDED: (a) that the home occupation will involve no exterior signs or displays, no employees other than a secretary within the premises, no customers, products or sales on the premises, no increase in automobile traffic or parking, and no noise, vibration, smoke, dust, odors, heat, glare, or electrical or other disturbance; and PROVIDED: (b) that the Zoning Board of Adjustment shall find that the home occupation in question, under conditions specified in the permit therefor, will not be injurious, offensive or detrimental to the neighborhood or its residential character, and will be in accordance with the spirit of this ordinance.

Proposed Amendment No. 2

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J. DOGS AND HOUSEHOLD PETS: Dogs and other household pets are permitted within the District so long as their actions and activities conform with the requirements of this section.

1. Dogs shall be confined within the owner's premises except when on leash.
2. Owners shall not permit protracted or offensively barking by their dogs. Abutters must be protected from such injurious action.
3. Owners whose animals violate these requirements will be subject to fine for each day of violation in accordance with Section XIII, G, hereof.

August 6, 1982

Respectfully submitted,
GRACE B. McCABE
WILLIAM P. FOWLER
A. MICHAEL BURNELL
JAMES M.E. MIXTER

Zoning Commission for Little Boar's Head District

Report of the Little Boar's Head Zoning Board of Adjustment for the Year 1981-1982

During the past fiscal year there was one hearing, the request of the Fuller Foundation for a Special Exception to the Little Boar's Head Zoning Ordinance for permission to construct office space within an existing building located within Fuller Gardens off Willow Ave. as permitted under Section V of our Zoning Ordinance. This request was granted December 23, 1981.

Respectfully submitted,
DONALD G. O'BRIEN
Chairman

August 17, 1982

Treasurer's Report

For The Fiscal Year Ending August 31, 1982

Receipts

Balance in Checking Account in the Hampton National Bank as of August 17, 1981	\$2,334.10
Received from the Town of North Hampton Precinct Real Estate Taxes	6,927.67
Received from the State of New Hampshire Business Profits Tax	2.34
Received from the Fuller Gardens Zoning Appeal Costs	50.00
TOTAL RECEIPTS	\$9,314.11

EXPENDITURES

Code 01-Fire Protection	0	0
Code 02-Sidewalks		
Mrs. V.M. Latham (storing boardwalk)	50.00	
James Knowles (Boardwalk)	2,395.77	
		2,445.77
Code 03-Street Lights		
Mrs. J.C. McKeon (light pole)	50.00	
Briere Electric (street light repair)	701.85	
Ken's Garage (light pole)	65.00	
White's Welding Co. (light pole)	49.66	
		866.51
Code 04-Parks and Commons		
The Country Greenhouse (mowing, etc.)	1,595.03	
Rye Beach-LBH Garden Club (garden)	400.00	
Carson Cole (trash pick-up)	65.72	
		2,060.75
Code 05-Insect Control	0	0
Code 06-Zoning and Legal		
Rockingham County Newspapers (notice)	16.45	
Doris O'Connor (recording secretary)	10.00	
Portsmouth Herald (ZBA notice)	57.40	
		83.85
Code 07-Printing, Mailing		
The Withey Press (annual report)	550.00	
		550.00
Code 08-Insurance, Misc.		
Tobey & Merrill (Bond)	30.00	
E. Woodman (postage)	20.00	
John W. Durgin Assoc. (Precinct Map)	1,350.00	
Boston Blue Print (Precinct Map)	121.00	
		1,521.00
Code 09-Capital Reserve		
Trustee of Trust Funds	500.00	
		500.00

TOTAL EXPENDITURES		\$8,027.88
Total Receipts	\$9,314.11	
		\$9,314.11
Total Operating Expenditures	8,027.88	
Balance in Checkbook, 8/18/82	1,286.23	
		\$9,314.11
Loans Outstanding		00.00

Respectfully submitted,
Eleanor W. Woodman,
Treasurer



Auditor's Report

Having examined the books and accounts of the Village District of Little Boar's Head as kept by Eleanor Woodman, Treasurer, for the fiscal period to August 17, 1982, I certify them to be correct.

Carl A. Keyser, *Auditor*
Village District of
Little Boar's Head
Town of North Hampton, NH

August 20, 1982

Report of the Little Boar's Head Capital Reserve Fund

Balance from last year's report	\$2,818.58
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Received during 1982:

Transferred from Operating Funds of the Village District	\$ 500.00
Additional Interest received	<u>175.78</u>
	<u>675.78</u>

Balance, August 12, 1982	\$3,494.36
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BYRON L. KIRBY, Trustee
Trustees of Trust Funds
North Hampton, NH

1982-1983 Budget of the Village District of Little Boar's Head Town of North Hampton, NH

Appropriations or Expenditures

	Commissioner's Budget Current Year	Recommended By Budget Committee
1. Fire Protection	\$ 100.00	\$ 100.00
2. Sidewalks	2,700.00	2,700.00
3. Street Lights	200.00	200.00
4. Parks and Commons	2,000.00	2,000.00
5. Insect Control	---	---
6. Zoning and Legal	750.00	750.00
7. Printing and Mailing	750.00	750.00
8. Insurance and Misc.	500.00	500.00
9. To Capital Reserve	---	---
Contingency Fund	---	---
Total Appropriations or Expenditures	\$ 7,000.00	\$ 7,000.00

(Commissioner's Note: The budget for 1981-1982 was \$8,000.00.)

Sources of Revenues and Credits

	5. Estimated Revenue By Commissioners	6. Estimated Revenue By Budget Committee
Surplus Available to Reduce Precinct Taxes	\$ 1,286.23	\$ 1,286.23
Business Profits Tax	5.00	5.00
Zoning Fees	50.00	50.00
Total Revenues except Precinct Taxes	1,341.23	1,341.23
Amount to be Raised by Precinct Taxes	5,658.77	5,658.77
Total Revenues and Precinct Taxes	\$ 7,000.00	\$ 7,000.00

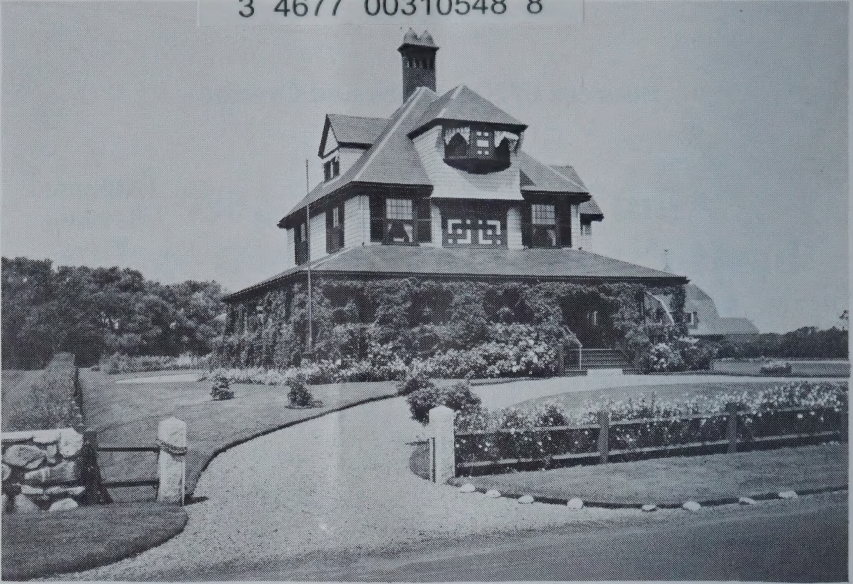
Signed: William C. Hickey III
 Eleanor W. Woodman
 Mark W. Savage
 Harlan E. Carter
 Joan R. Maloney
 David R. Chevalier
 G. Greg Sanborn
*Municipal Budget Committee
 Town of North Hampton*

(The above budget was posted in two public places within the Village District on August 17, 1982.)

August 17, 1982



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In keeping with our practice of many year's standing to provide an accurate record of residences, we reproduce this year a picture (probably taken about 1905) of the residence of Mr. and Mrs. Frank Cole at 74 Ocean Boulevard. The house might have been built in the 1890's by Mrs. F.A. Lewis of Philadelphia. It has been extensively remodelled over the years so that there is very little left of the original—except for the distinctive chimney tops.

(Photo courtesy of Mary F. Russell)



This is the way the house looks today.

(Photo by R.A. Southworth)